039.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	852,700	/	852,700
USE VALUE:	852,700	/	852,700
ASSESSED:	852,700	/	852,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WELLESLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOIR ROSS/JULIET
Owner 2:	
Owner 3:	
Street 1:	14 WELLESLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAPASSO JEANNETTE -
Owner 2:	-
Street 1:	14 WELLESLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 2851 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	462,900		389,800	852,700
Total Card	0.145	462,900		389,800	852,700
Total Parcel	0.145	462,900		389,800	852,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.07 | /Parcel: 299.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	25564
GIS Ref	
GIS Ref	
Insp Date	10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 039.0-0001-0007.0

!3177!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	462,900	0	6,300.	389,800	852,700		Year end	12/23/2021
2021	101	FV	449,100	0	6,300.	389,800	838,900		Year End Roll	12/10/2020
2020	101	FV	449,200	0	6,300.	389,800	839,000	839,000	Year End Roll	12/18/2019
2019	101	FV	330,400	0	6,300.	353,200	683,600	683,600	Year End Roll	1/3/2019
2018	101	FV	330,400	0	6,300.	335,000	665,400	665,400	Year End Roll	12/20/2017
2017	101	FV	330,400	0	6,300.	292,300	622,700	622,700	Year End Roll	1/3/2017
2016	101	FV	330,400	0	6,300.	249,700	580,100	580,100	Year End	1/4/2016
2015	101	FV	151,800	0	6,300.	231,400	383,200	383,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:42:11

LAST REV

Date	Time
09/09/19	13:53:21
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3177

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAPASSO JEANNET	48924-163		1/31/2007		348,000	No	No		
	13449-68		11/1/1981			No	No		A

USER DEFINED

Prior Id # 1:	25564
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2014	1209	Heat App	7,500		9/18/2014			Install new heatin
6/24/2014	742	Addition	184,600					
4/28/1992	156	Manual	3,800					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Meas/Inspect	HS	Hanne S
7/1/2014	Info Fm Prmt	PC	PHIL C
2/19/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
5/16/2007	MLS	HC	Helen Chinal
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	197	PATRIOT
8/19/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	64.	0.97	3									389,761						389,800	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	389,761	Spl Credit		Total:	389,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14715910
Const Adj.:	0.98588884
Adj $ / SQ:	147.026
Other Features:	100000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485269
Depreciation:	22322
Depreciated Total:	462947

COMMENTS

BMT FIN N/U WET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

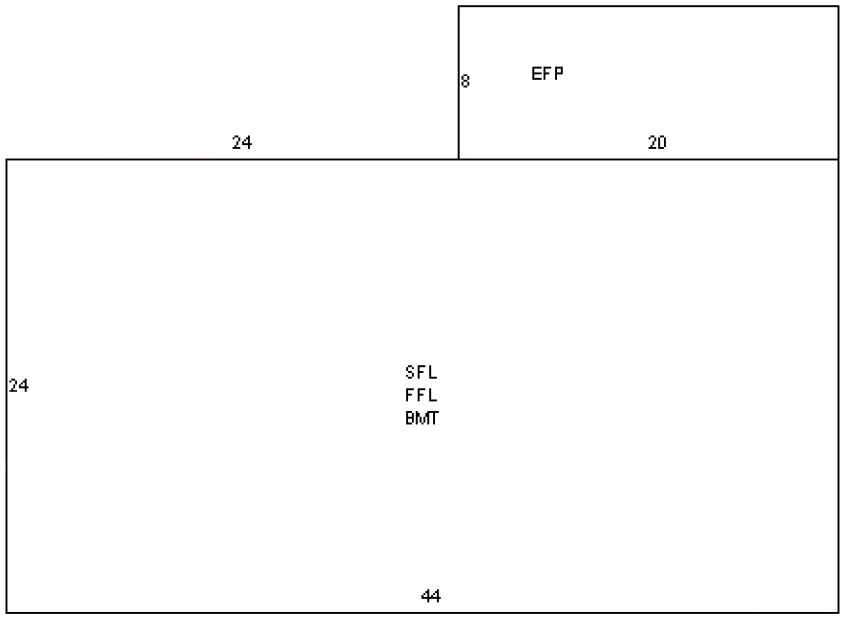
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	64.180	67,771
FFL	First Floor	1,056	147.030	155,260
SFL	Second Floor	1,056	147.030	155,260
EFP	Enclos Porch	160	43.620	6,979

Net Sketched Area:	3,328			Total:	385,270
Size Ad	2112	Gross Area	3328	FinArea	2851

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.03
Special Features:	0	Val/Su Net:	139.09
Final Total:	462900	Val/Su SzAd	219.18

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	